

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
SPECIAL HEARING		
E/S of Falls Road, 650' S	*	DEPUTY ZONING COMMISSIONER
centerline of Gadd Road		
8th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
(14419 Falls Road)	*	CASE NO. 02-242-ASPH
Joyce E. Hesselberth & David E. Plunkert	*	
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owners of the subject property, Joyce E. Hesselberth and David E. Plunkert. The property is located at 14419 Falls Road in the Monkton area of Baltimore County. The subject property is zoned RC.2. The Petitioners herein seek an Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to raze an existing single-family dwelling and all accessory structures located on the lot. The Landmarks Preservation Commission in its Minutes of April 12, 2001 unanimously approved the demolition, "based on the severe loss of integrity of the structure as well as the minimal level of historic significance". This building is listed on the Maryland Historical Trust (MHT) Inventory as the "Whye House", MHT #BA 805. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed

26-172(b)
 R. Plunkert

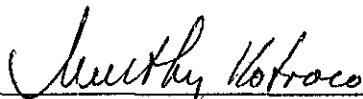
development does not justify strict compliance, that a waiver would be within the scope purpose, and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the *Deputy Zoning Commissioner (Hearing Officer)* to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on December 15, 2001. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. The matter is now eligible for review and resolution by this *Hearing Officer*.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 2.08 acres, more or less, zoned RC.2. The information submitted is persuasive to a finding that the proposed razing of the existing dwelling and accessory structures located on the property will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal and approved the razing as set forth in their minutes dated April 12, 2001. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of January, 2002, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to raze an existing single-family dwelling and all accessory structures located on the lot, as approved by the Landmarks Preservation Commission on April 12, 2001, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 24 2002

Ms. Joyce E. Hesselberth
Mr. David E. Plunkert
4201 Walther Avenue
Baltimore, Maryland 21214

Re: Petition for Administrative Special Hearing
Case No. 02-242-SPH
Property: 14419 Falls Road

Dear Ms. Hesselberth & Mr. Plunkert:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 14419 Falls Rd, Monkton MD
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

raze existing single family dwelling AND ALL ACCESSORY STRUCTURES
LOCATED ON THE LOT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

David E. Plunkert

Name - Type or Print

Signature

Joyce E. Hesselberth

Name - Type or Print

Signature

4201 Walther Ave H

Address

Telephone No.

Baltimore

City

MD

State

21214

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12-7-01 of December that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No.

02-242SPH

Reviewed By SW

Date

12-7-01

Estimated Posting Date

12-16-01

REV 9/18/98

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows. That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

4201 Walther Ave
Address

Baltimore
City

MD
State

21214
Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]

Signature

David E. Plunkert

Name - Type or Print

[Signature]

Signature

Joyce E. Hesselberth

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

I HEREBY CERTIFY, this 6th day of December, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

David E. Plunkert & Joyce E. Hesselberth

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

December 6, 2001
Date

[Signature]
Notary Public

My Commission Expires

07/01/04

Zoning Description for 14419 Falls Road

Beginning at the point on the East side of Falls Road which is 50 feet (right-of-way width) at the distance of 650 feet South of the centerline of the nearest improved intersecting street Gadd Road which is 40 feet (right-of-way width). As recorded among the Land Records of Baltimore County, Liber 15716, Folio 514, containing 2.08 acres.

Also known as 14419 Falls Road and located in the 8th Election District, 3rd Councilmanic District.

Metes and bounds: N05°W 52.80', N12°W 89.10', S88-3/8°E 702.90', S26-1/2°W 152.63', and N88-3/8°W 612.15' to the place of the beginning.

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BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 242 07700

DATE 12-7-01 ACCOUNT 111-616-6150

AMOUNT \$ 50.00

RECEIVED J. Michael Smith 4241 WOODVIEW AVE.

FOR: 12 SP. MISC.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Jim

PAID RECEIPT

THE
MONTGOMERY
12/07/01 12:07:20 14:19:56
REQ. NO. 0005 CASHIER REQ. NO. 000 IN-PER
RECEIPT # 00000
5 532 ZONING VERIFICATION
REQ. NO. 007700
Receipt for 50.00
OK OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 02-242-SPH

Petitioner/Developer: Plunkert/Hesselberth
SPES, ETAL

Date of Hearing/Closing: 12/31/01 (?)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens
MR. GEORGE ZAHNER

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #14419 FALLS RD.

it's Fax Note 7671		Date	# of pages
To	ROBIN/BETTY	From	O'KEEFE
Co./Dept.	ZONING COMM.	Co.	
Phone #	887-4380	Phone #	666-5366
Fax #	887-3468	Fax #	666-0929

POSTED - 12/15/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/17/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

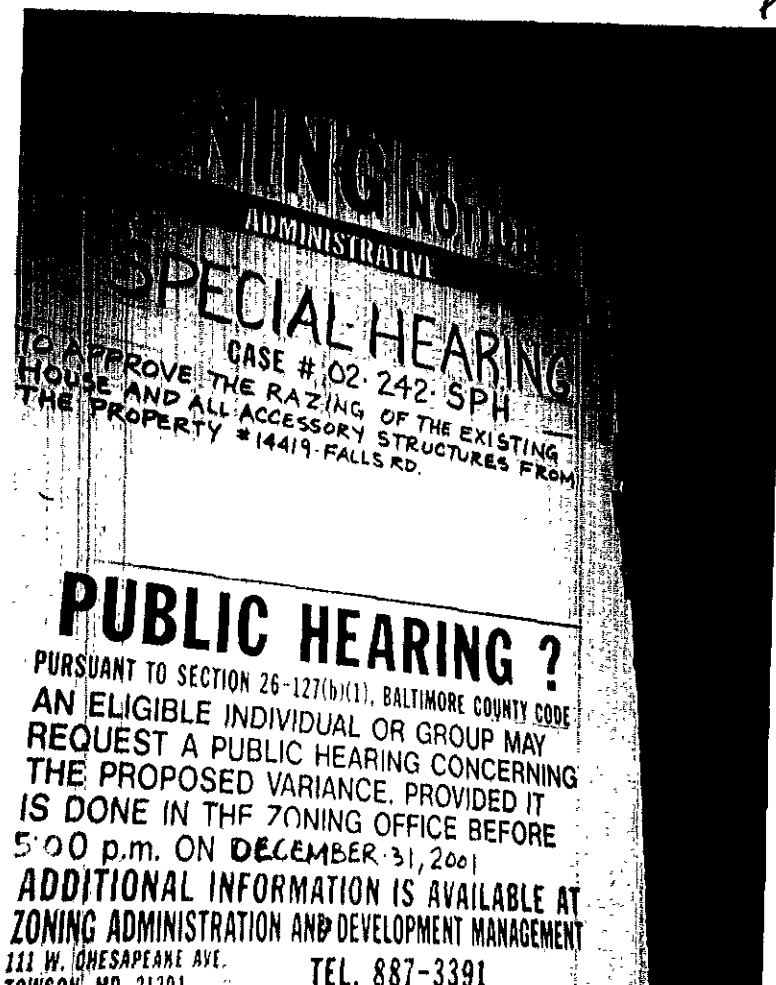
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 242

Petitioner: David Plunkert + Joyce Hesselberth

Address or Location: 14419 Falls Rd, Monkton, MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joyce Hesselberth

Address: 4201 Walther Ave

Baltimore, MD 21214

Telephone Number: (410) 235 7803

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 01- 242 -SPH Address 14419 FALLS RD.

Contact Person: _____ Phone Number: 410-887-3391
Planner, Please Print Your Name 12.16.01

Filing Date: 12.7.01 Posting Date: 12.16.01 Closing Date: 12.31.01

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 01- 242 -SPH Address 14419 FALLS RD.

Petitioner's Name JOYCE HESSELBERTH Telephone _____

Posting Date: 12.16.01 Closing Date: 12.31.01

Wording for Sign: Administrative Special Hearing to approve THE RAZING OF
THE EXISTING HOUSE AND ALL ACCESSORY
STRUCTURES FROM THE PROPERTY.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 23, 2002

David Plunkert
Joyce Hesselberth
4201 Walther Avenue
Baltimore MD 21214

Dear Mr. Plunkert & Ms. Hesselberth:

RE: Case Number: 02-242-SPH, 14419 Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 16, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G02
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel


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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** February 7, 2002
Department of Permits & Development Mgmt.

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2002
Item Nos. 241, (242), 243, 244, 245,
247, 248, 249, 250, 253, 254, 255,
256, 257, 258, 259, and 260

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Granted 1/24/02

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 23, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,
253, 254, 256, 257, 258, 259, 260, and 262

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor *TGT*

DATE: February 13, 2002

SUBJECT: Zoning Item 242
Address 14419 Falls Road

Zoning Advisory Committee Meeting of January 14, 2002

GROUND WATER MANAGEMENT COMMENTS:

Should the property be developed, soil evaluations and well inspections will be required.

Reviewer: Sue Farinetti

Date: February 13, 2002

AV
12/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 22, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 23 ..

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-211, 02-242, 02-247, & 02-258**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 242

JCM

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 25. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
14419 Falls Road, E/S Falls Rd,
650' S of c/l Gadd Rd
8th Election District, 3rd Councilmanic


Legal Owners: David Plunkert & Joyce Hesselberth
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-242-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Legal Owners David Plunkert & Joyce Hesselberth, 4201 Walther Avenue, Baltimore, MD 21214, Petitioners.



PETER MAX ZIMMERMAN

Adams - Mirza Engineering, Inc.

1308 South Baylis Street, Baltimore, MD 21224 Phone 410.563.4131 Fax 410.563.4145

November 21, 2001

Mr. Dave Plunkert
SPUR
3504 Ash Street
Baltimore, Maryland 21211

Re: 14419 Falls Road
AME# 01229

Dear Mr. Plunkert:

Per your request we visited the site mentioned above. The purpose of our visit was to visually review the condition of the property.

The house is a two-story wood framed house, including a basement. It also has a low roof (shed-type of roof) on the front, the back and the right.

Based on our visit we found that the framing of the low roof in the back of the house is completely deteriorated and had collapsed. A large portion of the front- and side low roof has also deteriorated and is damaged due to water penetration (see attached pictures).

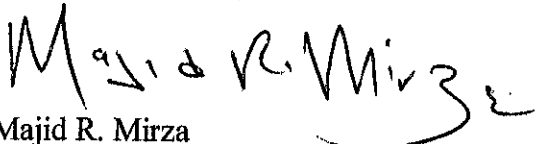
There is evidence of water damage due to penetration of water throughout the inside of the house. The portion of the second floor that was visible for our review is deteriorated and collapsed (see attached pictures). We were not able to review the main roof of the house due to the collapsed wood stair.

It is our opinion that the areas we examined are structurally unsafe.

If you have any questions, please do not hesitate to contact our office.

Very truly yours,

Adams-Mirza Engineering, Inc.


Majid R. Mirza

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**Minutes
Landmarks Preservation Commission
April 12, 2001**

Present

Mr. Robert C. Scott
Mr. David Goldsmith
Mr. Tom Carski
Mr. W. Boulton Kelly
Dr. Rhoda M. Dorsey
Mr. Thomas Lloyd Reynolds
Ms. Rosita Hill
Mr. James Emerick
Ms. Marlene Koeppel

Not Present

Mr. John W. Hill
Mr. Tim Rodgers
Mr. Arthur N. Rogers, III
Ms. Sandra Caslin
Mr. Roger Katzenberg

The meeting was convened at 7:00 p.m. by Chairperson, Robert Scott, with nine members present. Planning Office staff present included Kimberly Abe (Administrative Secretary, LPC), John McGrain, and Tim Dugan.

The attendance sheet signed by the citizens present is filed with the meeting records.

Opening Statement

Mr. Scott stated for the record that the Commission operates under Title 26 of the County Code, the Secretary of the Interior's Standards, and its own Design Guidelines.

Announcements

1. Review of Agenda

No changes were proposed to the agenda.

2. Minutes of February 8, 2001

Ms. Hill moved to approve the minutes of the meeting. Dr. Dorsey seconded the motion, which was unanimously approved.

3. Public Hearings

- a. "Spinster Hill (or Albert P. Woodruff House)," 21010 York Road, Parkton

Ms. Abe presented slides of the house indicating that it was an owner-initiated nomination surveyed as part of the EHT Traceries contract. Ms. Abe stated that EHT Traceries classified the circa 1830 structure as a modest example of the Federal Style, and that their research indicated that in 1902 the current German-board covered two-and-a-half story ell replaced a one-and-a half story ell addition.

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Mr. Kelly moved that the structure be nominated to the preliminary landmarks list under Criterion (1), as it relates to county turnpike history, and criterion (2), as an example of a particular style. Ms. Hill seconded the motion, which was unanimously approved.

- b. "Hoflebower House," 7911 Sherwood Avenue, Ruxton (*owner-initiated nomination*)

Mr. McGrain, County Historian, referencing slides of the owner-initiated nomination, commented on the numerous gables on this ca. 1906 structure and noted the unusual feature that the third-story windows were larger than the second story windows. In describing the view from the Southeast, Mr. McGrain remarked on the building's interesting massing of volumes and shapes as well as the Neo-colonial designed front door and porch columns.

Mr. Kelly moved that the structure be nominated to the preliminary landmarks list under criterion (1), as it relates to the development of suburbia, and criterion (2), as an example of the evolution of the Shingle style. Mr. Reynolds seconded the motion, which was unanimously approved.

- c. 6708 Dogwood Road, Woodlawn Area

Mr. Dugan recounted the history of this public hearing item as outlined in the chronology provided to the members. Mr. Dugan stated that this project was an excellent case study of some the problems arising from the absence of a comprehensive, countywide inventory of historic properties. Mr. Dugan presented slides of the structure and referenced Mr. McGrain's deed research to note that the property was known as "Rockfield" in the mid-to-late 1800's. Mr. Dugan stated that the dormer and porch on the building were obviously late 19th or early 20th century modifications and that the irregular window patterns and the dimensions of the house indicated that the core structure was almost certainly an earlier structure. Mr. Dugan stated that it was difficult to date such a house without being able to examine interior features such as roof and floor structural systems. Mr. Dugan emphasized that the house was close to a historic house in the area whose homeowner was a prominent abolitionist; thereby, possibly explaining how the homeowner had heard local rumors that the house was associated with the Underground Railroad. Mr. Dugan stated that this house could be equally important for similar reasons but that there was not enough time to properly explore this issue in the given time period and that this type of historic information was exceptionally difficult to verify given the dearth of written documentation. Mr. Dugan concluded that given the particular situation, that the Planning staff recommended that the structure be listed under Criterion 5, that it may be likely to yield information or materials important in prehistory or history.

Ms. Salatti, owner, stated that she would like to expedite the sale of the property. Ms. Salatti stated that her property was approximately 3 acres, and that she owned several smaller adjacent parcels, all of which were zoned DR 5.5. Ms. Salatti further described the condition of the house to note that all of the windows were replacement aluminum windows, that the house was approximately 3,200 square feet, and that the rear section of the house may be a later addition since it is on a concrete slab. Mr. Carski stated that the LPC should simply require photographs of the house since there was no proof that this house was connected to the Underground Railroad.

DRAFT

Mr. Goldsmith moved the LPC not place the structure on the preliminary landmarks list and that it be placed on the Section 26-540(a) list and be subject to photographic documentation. Ms. Salatti agreed to allow interior access for photographic documentation prior to potential demolition.

4. Actions on changes to privately-owned structures

- a. 505 Sudbrook Lane, Sudbrook Park County Historic District; proposed driveway

Ms. Abe stated that the applicant proposed a driveway after learning that the driveway currently in use encroached onto the adjacent property. Ms. Abe referenced the letter from that Sudbrook Park, Inc., recommending approval of this proposal. Mr. Kelly moved that the LPC issue a notice to proceed for the proposed project. Mr. Emerick seconded the motion, which was unanimously approved.

- b. 506 Sudbrook Lane, Sudbrook Park County Historic District; proposed patio

Ms. Abe stated that the applicant proposed a patio in the rear yard (that would not be visible from the street) on a lot containing a magnificent and intact contributing structure in the district. Ms. Abe noted that Sudbrook Park, Inc., recommended approval of the patio. Ms. Hill moved that the LPC issue a notice to proceed for the proposed work. Mr. Adler stated he would like to discuss Sudbrook Park, Inc., processing issues with the LPC at the very end of the meeting.

5. No scheduled Actions on changes to County-owned structures

6. Recommendations on development proposals

- a. "Mt. Pleasant," 426 Sherwood Road; MHT # BA 1719; *review of addition which received concept approval 9/14/2000*

Ms. Abe stated that in September 2000, Mr. Marty Azola received conceptual approval for the design for a new addition to the historic core structure to replace a series of mid-20th century additions. Mr. Kelly reviewed the elevations submitted by the contractor and the owner confirming that the proposal matched the original concept design. Mr. Kelly moved that the LPC recommend a finding to the Hearing Officer that the addition as proposed was consistent with Section 26-278, must be preserved. Mr. Carski seconded the motion, which was unanimously approved.

- b. "Thomas Supensky House," MHT # BA 1686, Greenspring Valley National Register Historic District, 2702 Spring Hill Road; proposed demolition

Ms. Abe stated that the applicants were processing a special hearing to propose demolition of this fire-damaged structure. Ms. Hilgenberg, owner, described the environmental constraints as outlined on their submittal package showing in detail the uninhabitable condition of the house. Ms. Hilgenberg also noted that she spoke with a local community member, Ms. Harriet Brown, who was not opposed to the demolition. Ms. Koeppel moved that the LPC not oppose the demolition of the structure. Mr. Carski seconded the motion, which was unanimously approved.

DRAFT

- c. "Gunpowder Friends Meeting House," MHT # BA 80, 14934 Priceville Road; proposed addition

Mr. Vogelsang, project manager, described the rehabilitation as outlined in the submittal package from D'Aleo and Associates. He stated that the rehabilitation entailed partial demolition of some late 20th century additions. He specified that the main façade visible from Priceville Road would not be impacted by these changes. Mr. Carks moved that the LPC recommend a finding to the Hearing Officer that the rehabilitation was consistent with Section 26-278, must be preserved. Mr. Emerick seconded the motion, which was unanimously approved.

- d. "Washington House," 704 Hernwood Road, MHT # BA 2582, Granite National Register Historic District; proposed demolition

Ms. Abe stated that the owner of the "Washington House," had contacted her with interest in demolishing the historic structure and that she had fully informed Ms. Washington about the review process. Ms. Abe stated that no formal special hearing application has yet been filed. Mr. Carski moved that the LPC form a technical committee to visit the site. Mr. Goldsmith seconded the motion, which was unanimously approved. Mr. Scott, Mr. Reynolds, Mr. Carks, and Mr. Kelly agreed to participate on the technical subcommittee.

- e. "Whye House," MHT # BA 805, 14419 Falls Road; proposed demolition

Ms. Abe stated that the applicant (contract-purchaser) was in the process of applying for a special hearing for the purpose of demolishing the structure. Ms. Abe stated that the Office of Planning staff visited the site and recommends that the LPC not oppose the demolition based on the severe loss of integrity of the structure as well as the minimal level of historic significance. Mr. Kelly moved that the LPC not oppose the demolition. Ms. Koeppel seconded the motion, which was unanimously approved.

7. Other business

Owner-initiated nominations for preliminary landmarks list

- "Rest-Melby House," MHT # 877, 2103 Westchester Road

Ms. Abe stated that this was an owner-initiated nomination for landmarks listing in the far western area of Catonsville. Ms. Koeppel moved that the LPC hold a public hearing on June 14th to consider nominating the structure to the preliminary landmarks list. The motion was seconded by Mr. Goldsmith and unanimously approved.

- "Wright House," MHT # BA 941, 8919 Reisterstown Road

Ms. Abe stated that this was an owner-initiated nomination for landmarks listing. Ms. Koeppel moved that the LPC hold a public hearing on June 14th to consider nominating the structure to the preliminary landmarks list. The motion was seconded by Mr. Goldsmith and unanimously approved.

Citizen-initiated nomination for preliminary landmarks list

DRAFT

- "Castle Calder," MHT # BA 1153, 19112 York Road

Ms. Abe stated that Ms. Page Crosby, a local citizen, petitioned to list the property on the preliminary landmarks list. Mr. McGrain describe the structure as a handsome 5-bay wide brick structure abutting York Road. Mr. McGrain stated that the house replaced an earlier structure, possibly the structure owned by Captain Calder, who, as a major landowner in the area in colonial times, owned 7,000 acres including all of what is now known as Parkton. Ms. Dorsey moved that the LPC hold a public hearing on June 14th to consider placing the structure on the preliminary landmarks list. Mr. Kelly seconded the motion, which was unanimously approved.

Tax Credit Committee's report

Ms. Abe presented a memo dated April 12, 2001 describing the review and recommendations by the technical committee appointed to advise on the three pending applications for the County property tax credits. The committee recommends that the "Ashland Public School" and the "Talbott-Fagan House" applications be forwarded to the Office of Budget and Finance with the Commission's finding that the improvements covered by each application are, by virtue of having received approval from the Maryland Historical Trust under the State tax credit program, compatible with the County's historic preservation standards; this is the case because both the State and the County use the Secretary of the Interior's Standards as the criteria for evaluating improvements. The technical committee was unable to recommend approval of the "Willowbrook" application because of the absence of documentation of the improvements. Mr. Carski moved that the Commission approved the committee's report and forwards the memo and accompanying materials to the Office of Budget and Finance. Mr. Kelly seconded the motion, which was unanimously approved.

The meeting adjourned at 8:45 p.m.

KRA:rlh

R. C. 2

R.

site

R. C.

R. C. 2

R. C. 2

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E-879,000

W-28,500

2000 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000

Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

OFI

NW 21 E

PLAT TO ACCOMPANY FOR ZONING
SPECIAL HEARING

Property address: 14419 Falls Road,
Monkton, MD 21111

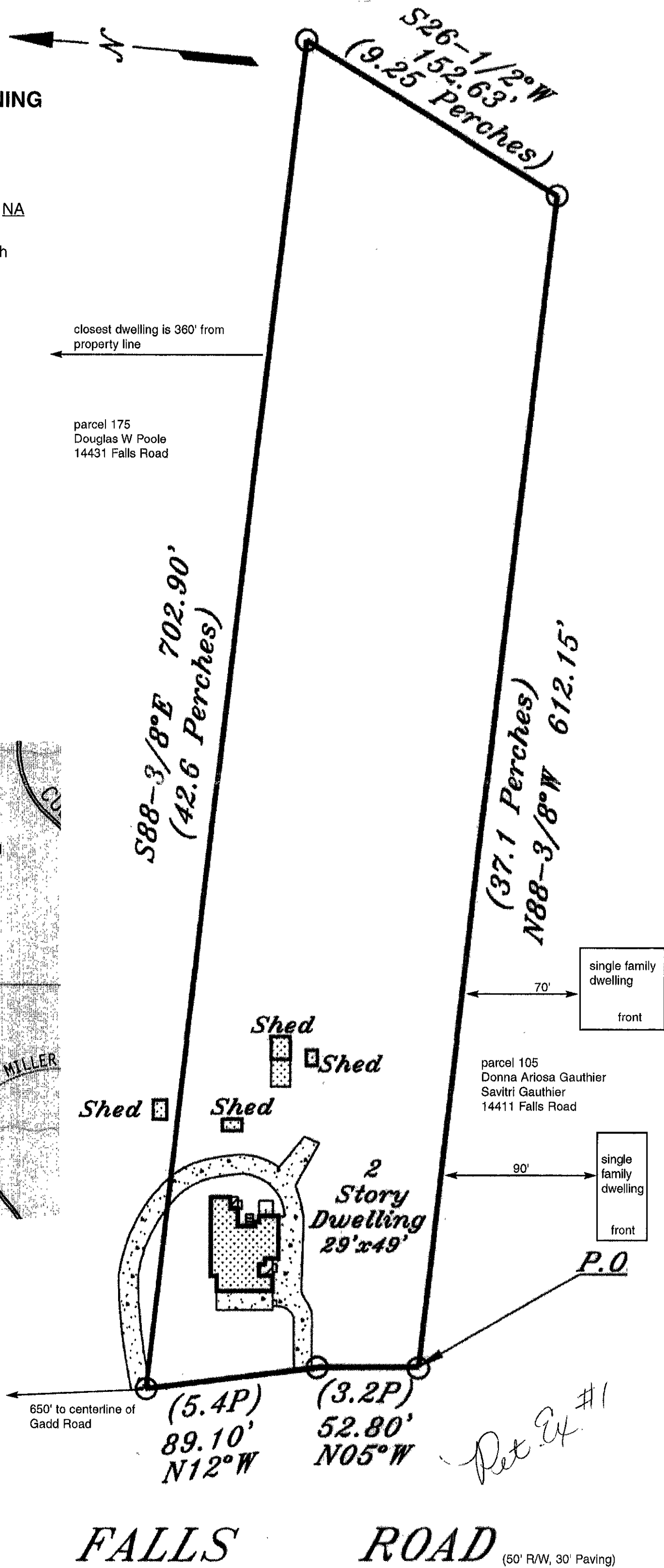
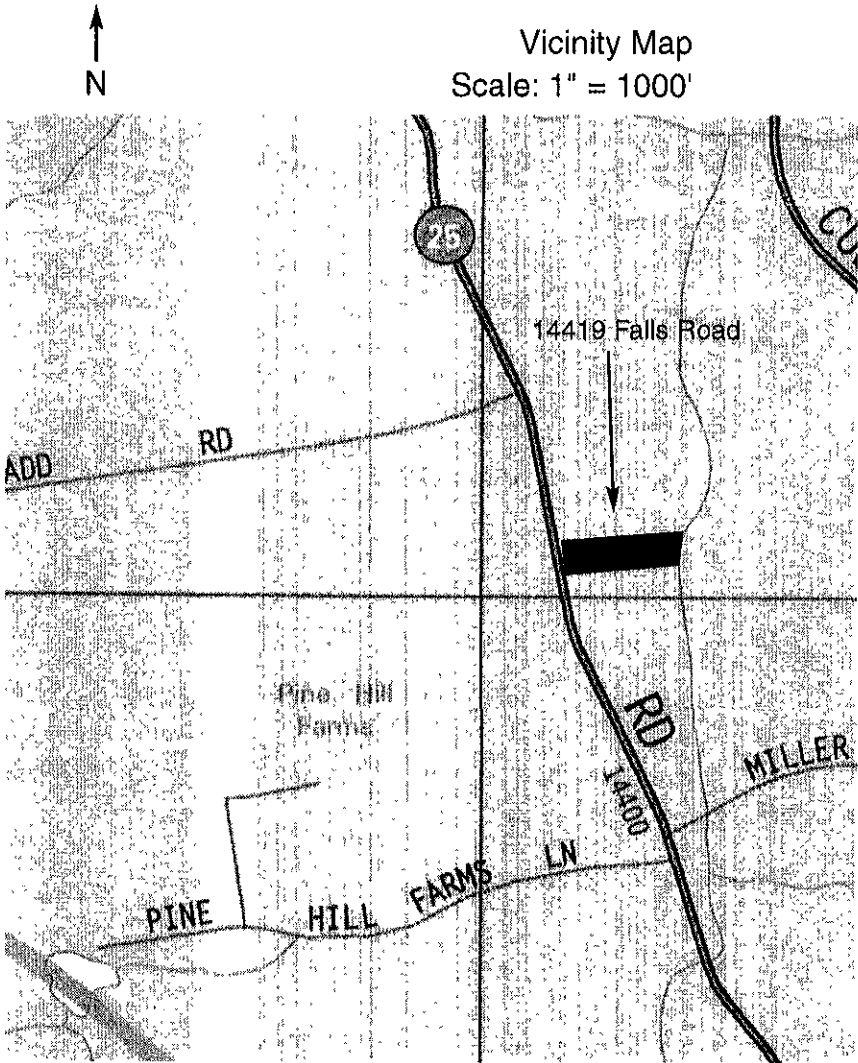
plat book# NA , folio# NA , lot# NA , section # NA

Owners: David Plunkert and Joyce Hesselberth
Scale of map 1" = 50'

LOCATION INFORMATION

Election District 8
Councilmanic District 3
1" = 200' scale map # NW21E
Zoning: RC2
Lot size: 2.08 acres

sewer: private
water: private
Prior Zoning Hearings: None
Not in CBCA
Flood Zone C (FEMA Map#240010-0125-B)



ZONING OFFICE USE ONLY

reviewed by: ITEM #: CASE #:

DCM

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photos of 14419 Falls







